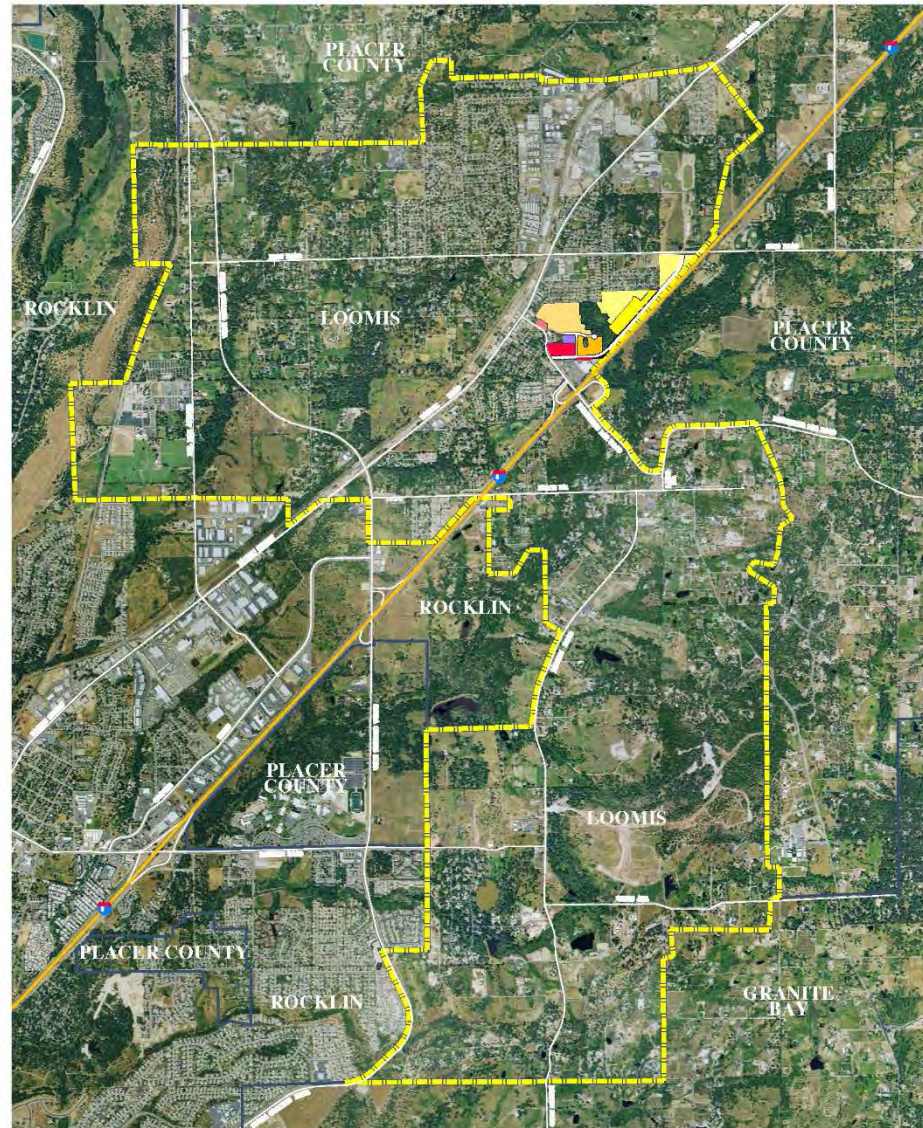


The Village at Loomis



TOWN OF LOOMIS



History

- 1992: Town Center Master Plan Adopted
- 2001: General Plan incorporates Town Center Master Plan
- 2003: Walking Tour of Site and Downtown
- 2003: Community Workshop at Memorial Hall
- 2004: Community Workshop at H. Clarke Powers Elementary
- 2007: Joint meeting of Town Council and Planning Commission at Memorial Hall, Vote 5-0 and 5-0 to proceed with The Village at Loomis application
- 2007: The Village at Loomis application submitted
- 2009: Design Workshop at H. Clarke Powers Elementary
- 2009 - 2012: Recession
- 2010: Town Center Implementation Plan Identifies The Village as economic catalyst to downtown
- 2014: The Village at Loomis moves ahead

Key Points, Illustrated



4 Small Lot Single Family Residential



5 Townhouse



7 Mid-Rise Condos



16 Mixed-Use Residential Focus Mid-Rise



15 Live/Work



12 Community/ Neighborhood Retail



25 Open Space

Key Points

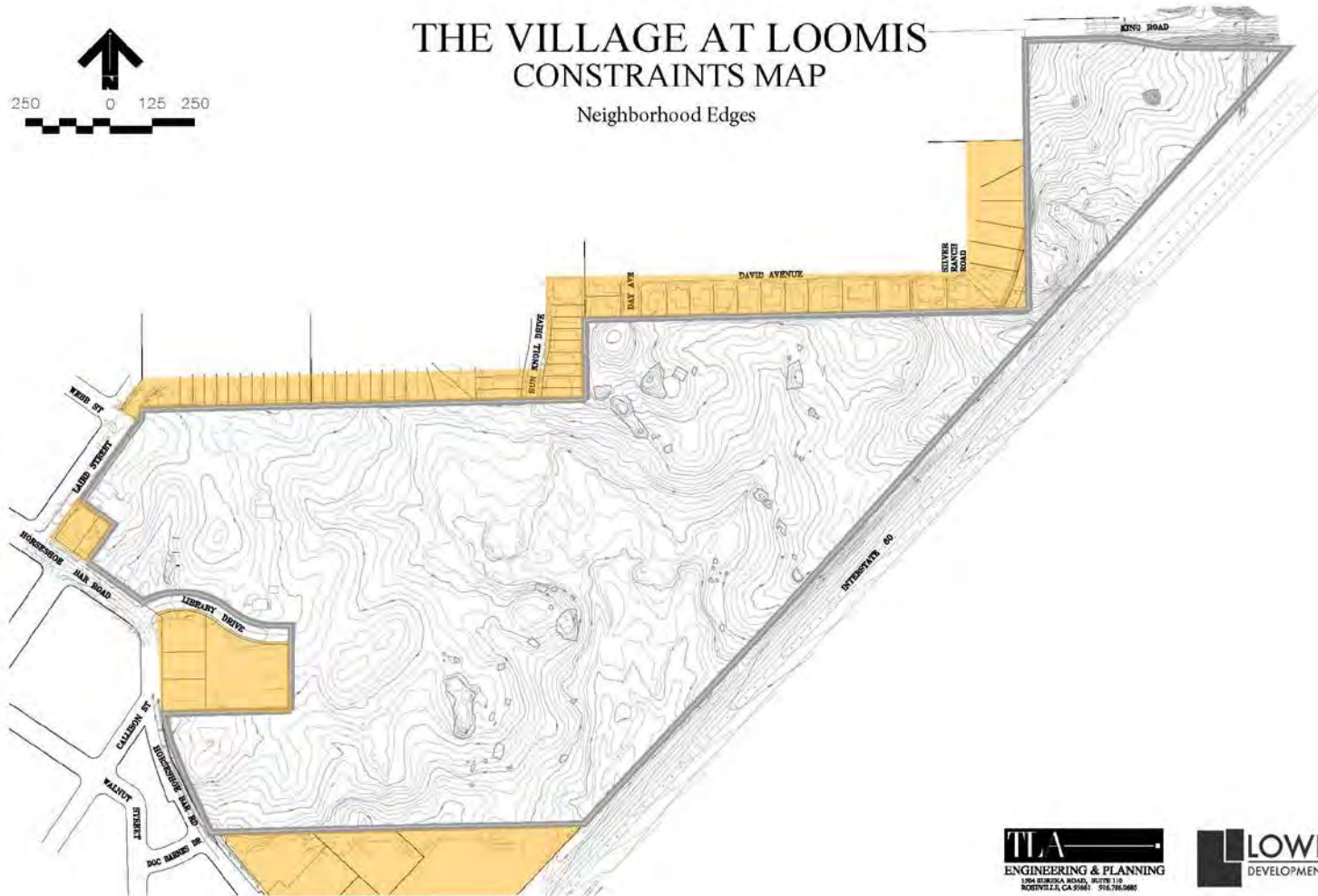
1. Mixed Use/Income Focus
2. Open Space and Trails
3. Concentration of Commercial & Residential
(Mixed Use)
4. Connecting with Downtown
5. Pedestrian Orientation
6. Blend of Low/Med/High Densities
7. Vehicle Connectivity



THE VILLAGE AT LOOMIS

CONSTRAINTS MAP

Neighborhood Edges

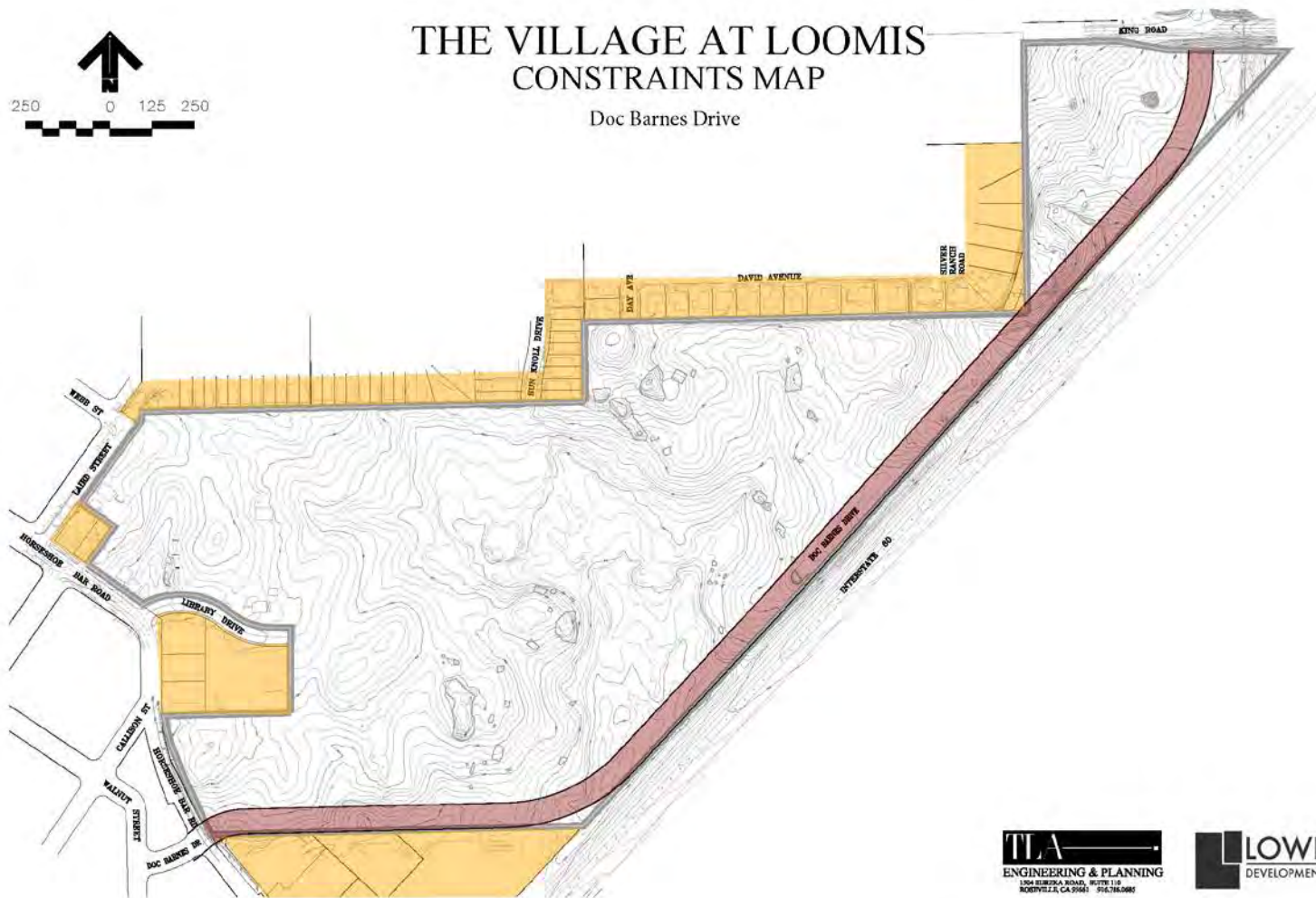


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1264 BURBANK ROAD, SUITE 110
ROSELIE, CA 91061 916.765.0680

LOWELL
DEVELOPMENT, INC.
1264 BURBANK ROAD, SUITE 110
ROSELIE, CA 91061 916.765.0680

Doc Barnes Drive



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ENGINEERING & PLANNING
1504 ELIZABETH ROAD, SUITE 110
ROSTVILLE, CA 95687 916.746.0685



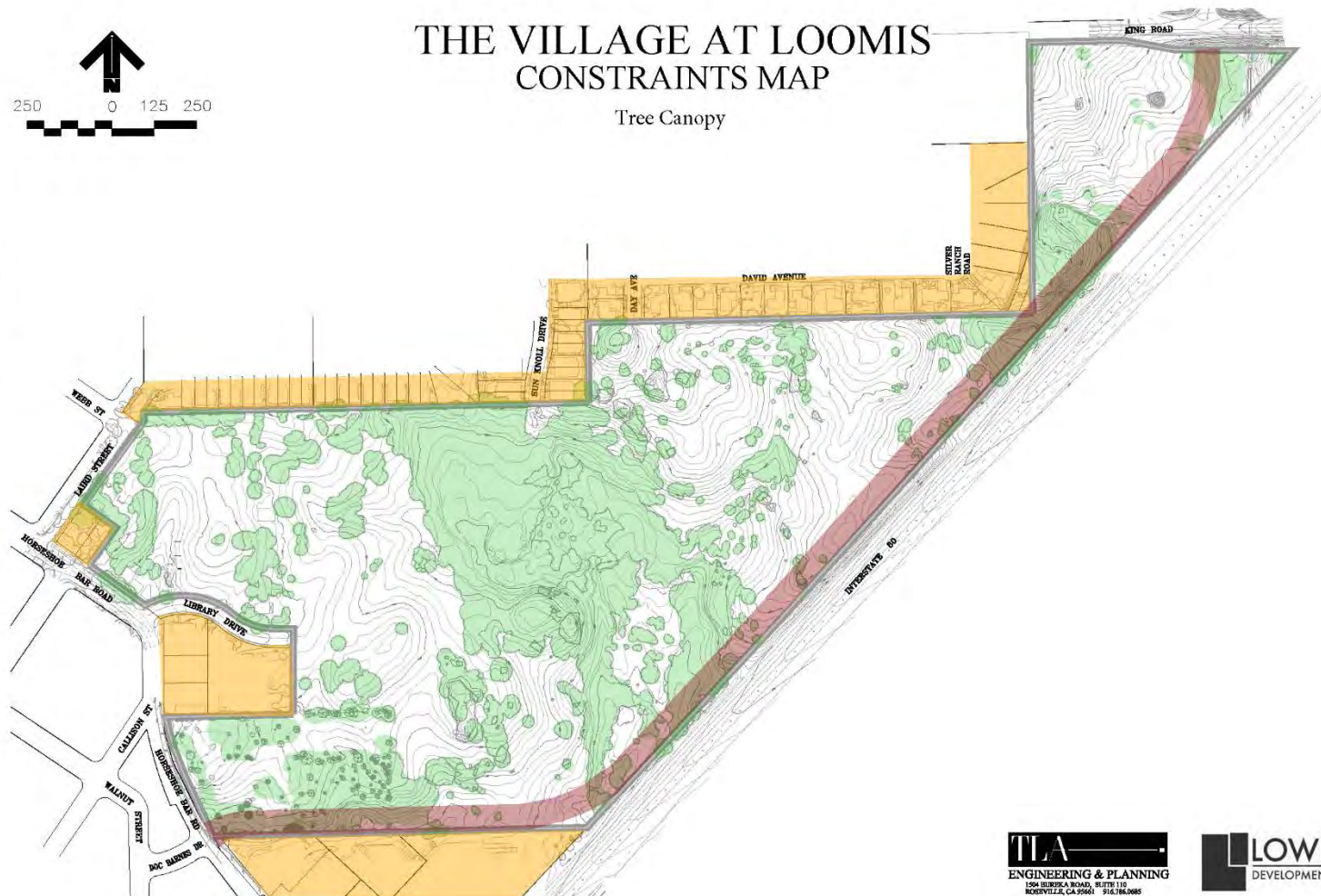
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THE VILLAGE AT LOOMIS

CONSTRAINTS MAP

Tree Canopy

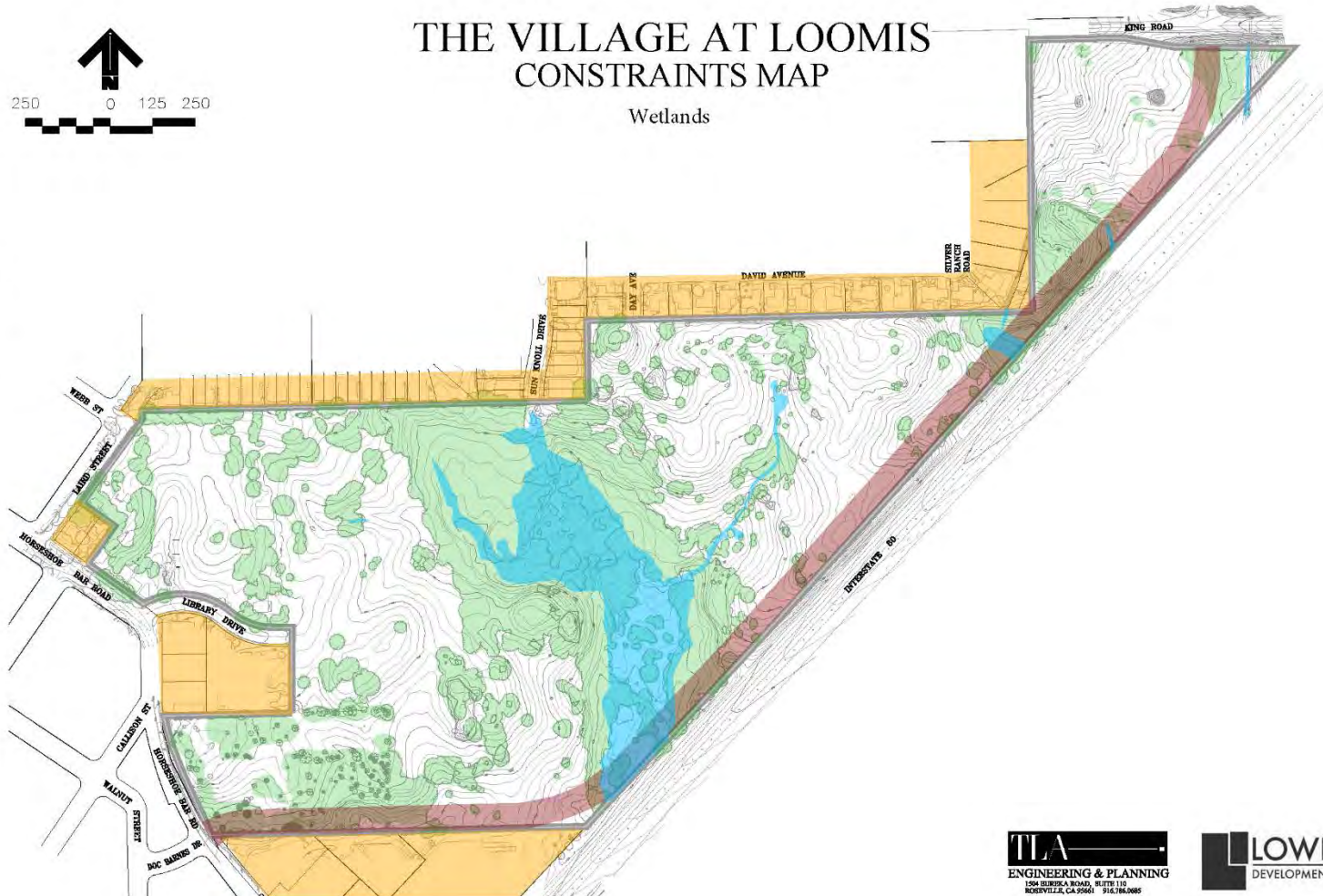
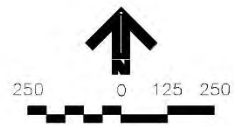


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ROCKVILLE, CA 95661 916.786.0085

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Wetlands



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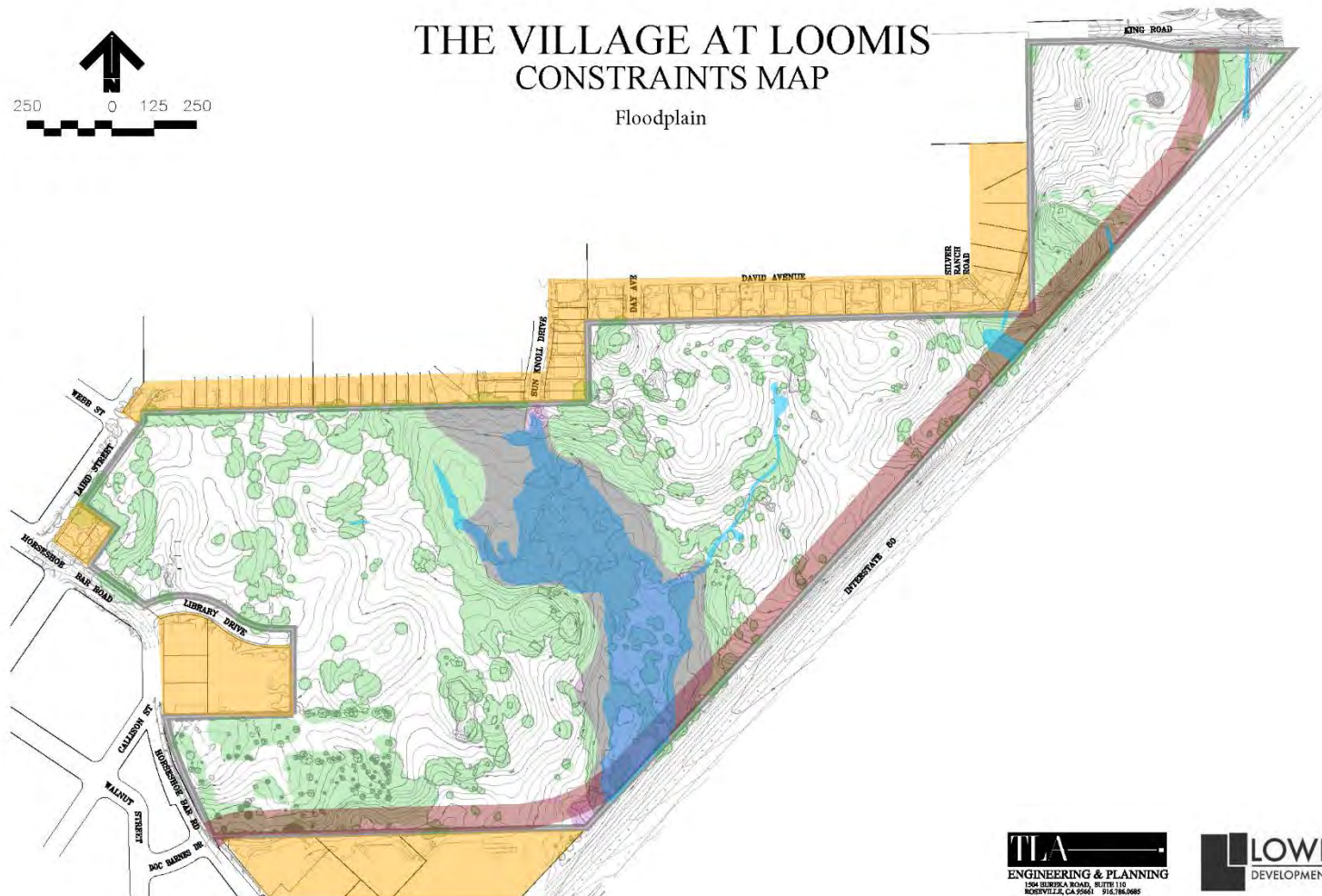
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THE VILLAGE AT LOOMIS

CONSTRAINTS MAP

Floodplain

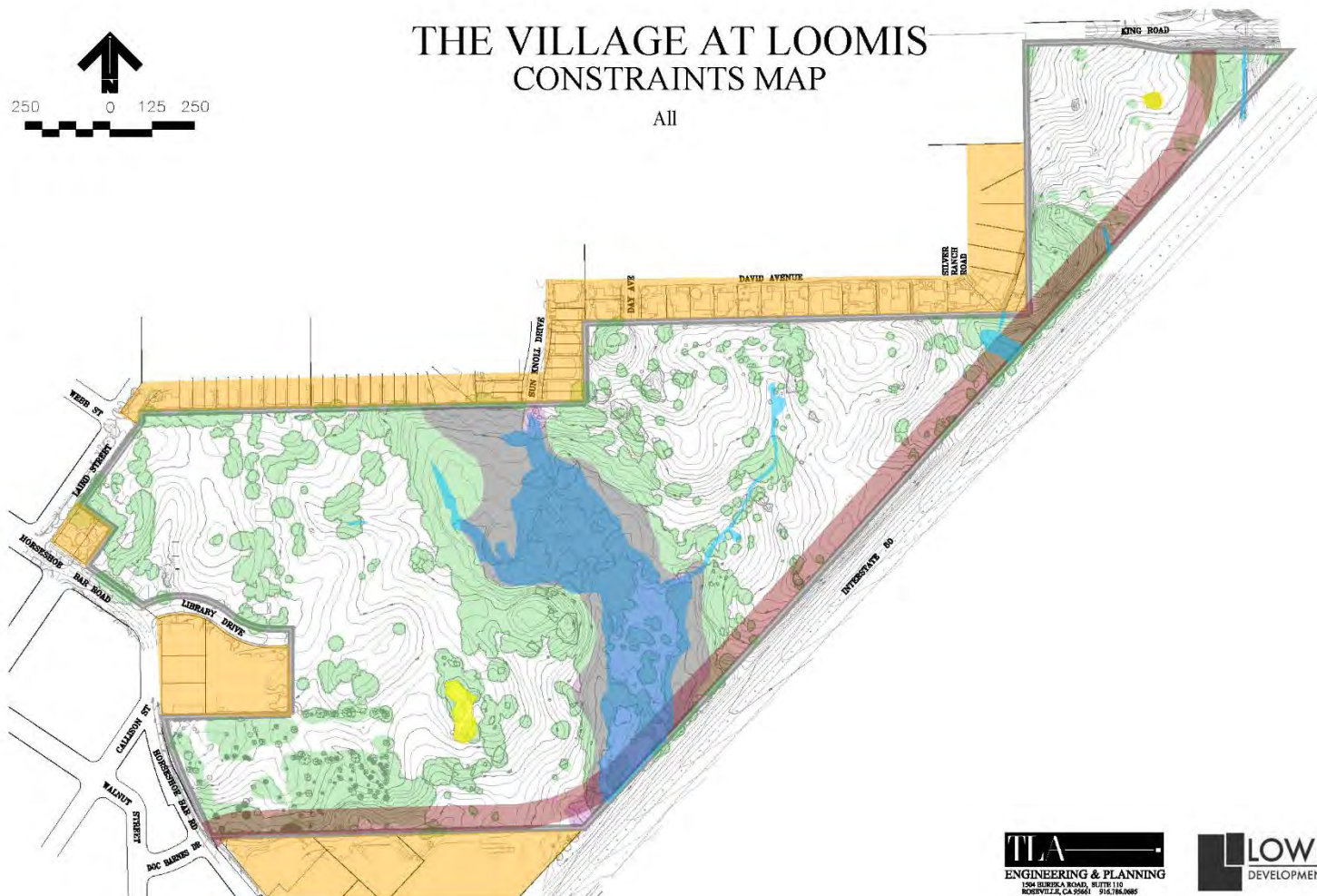


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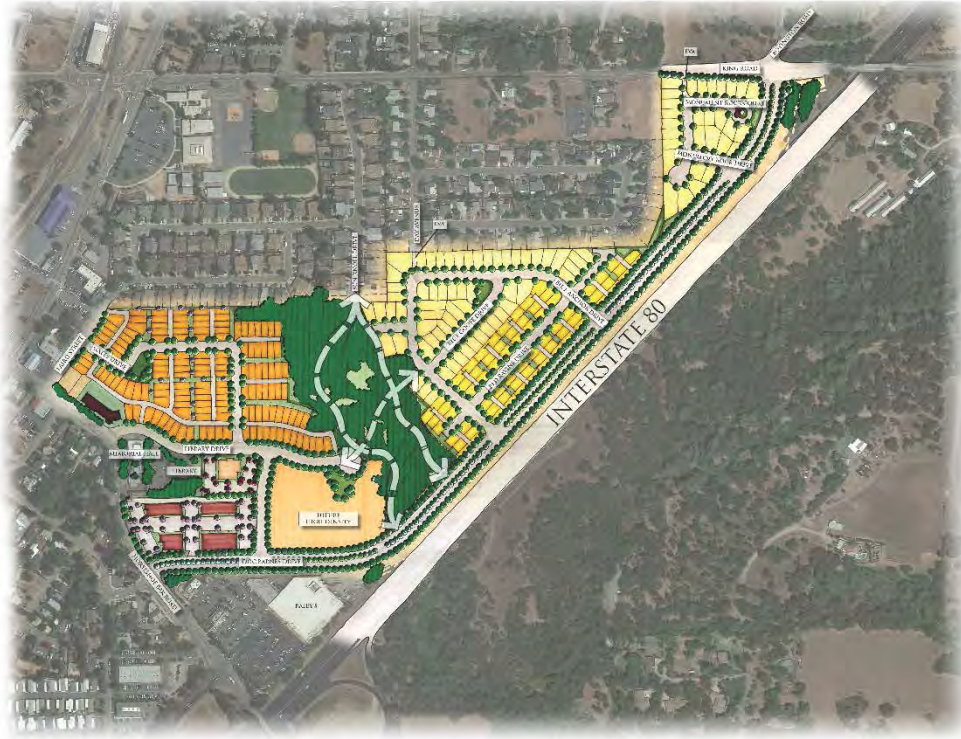
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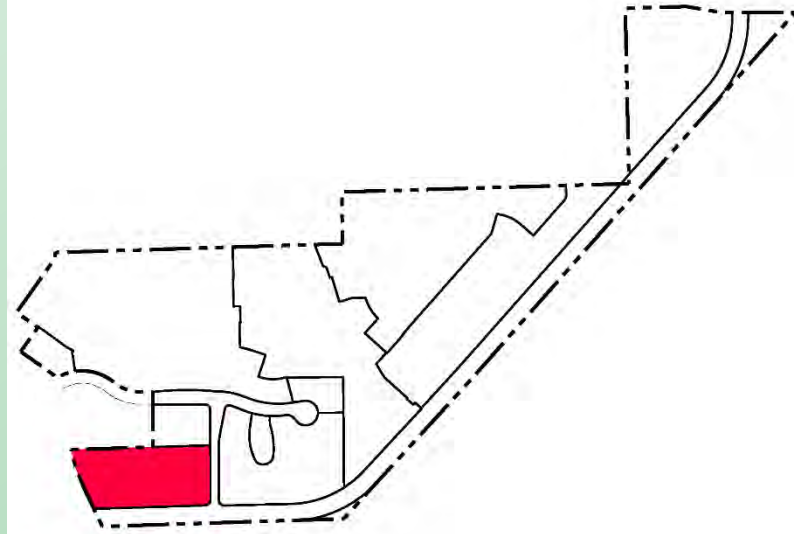


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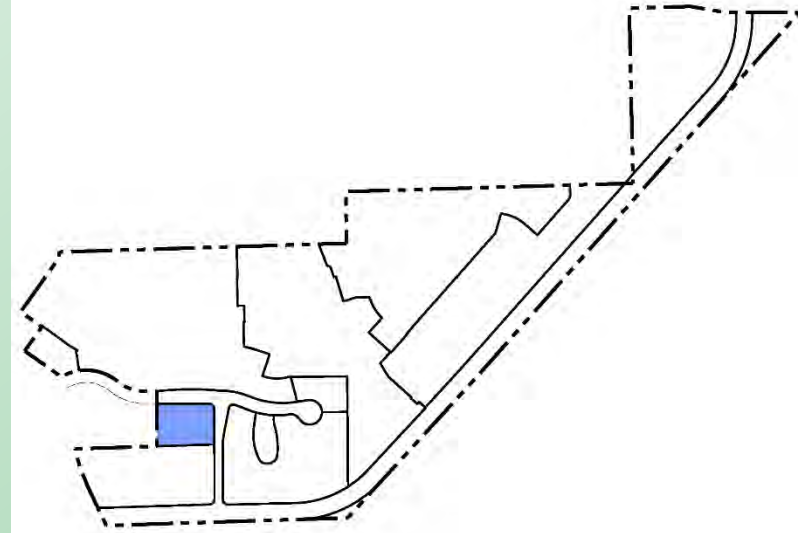
The Village at Loomis



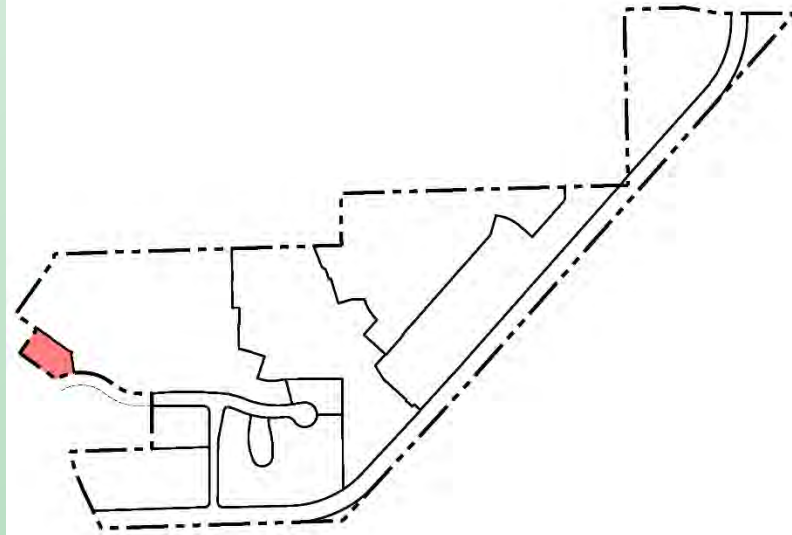
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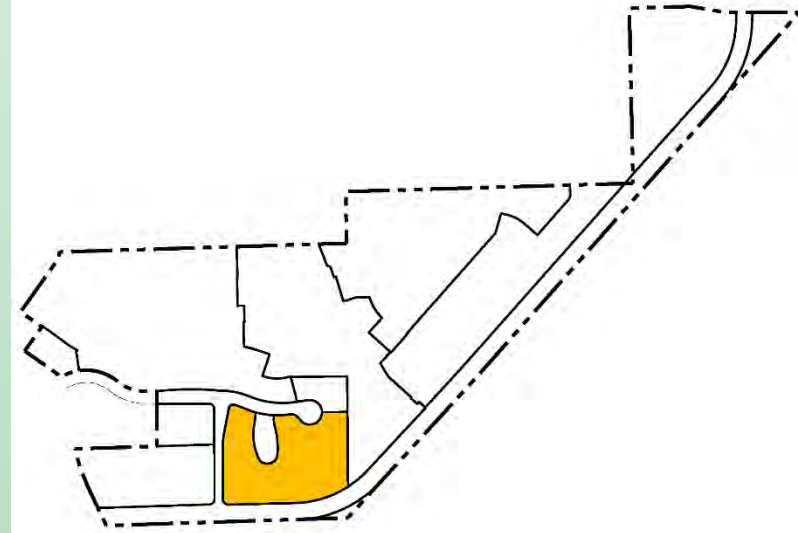
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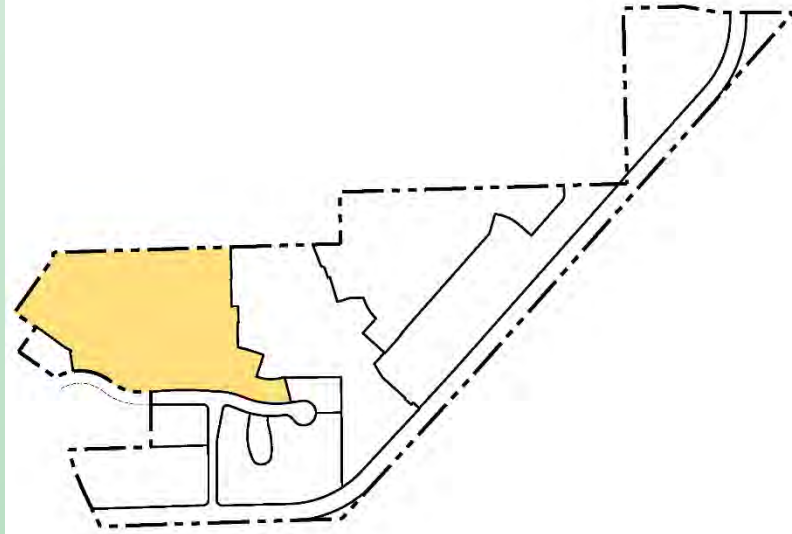
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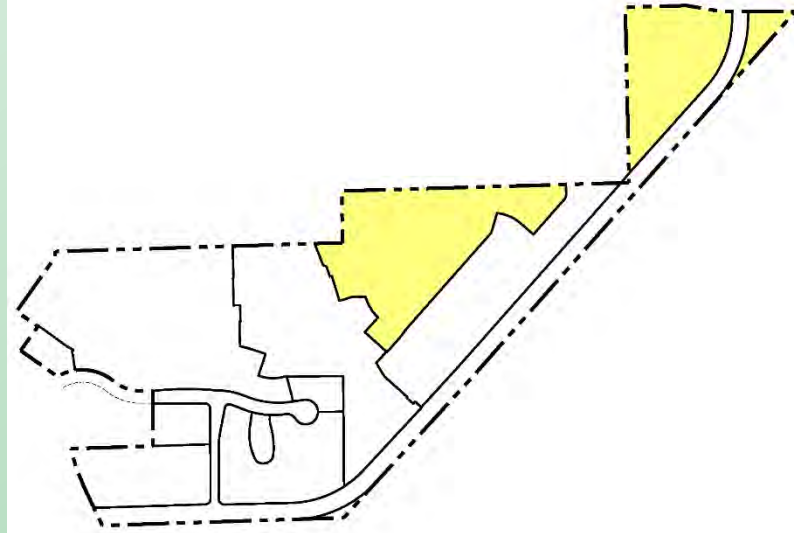
VILLAGE HIGH DENSITY



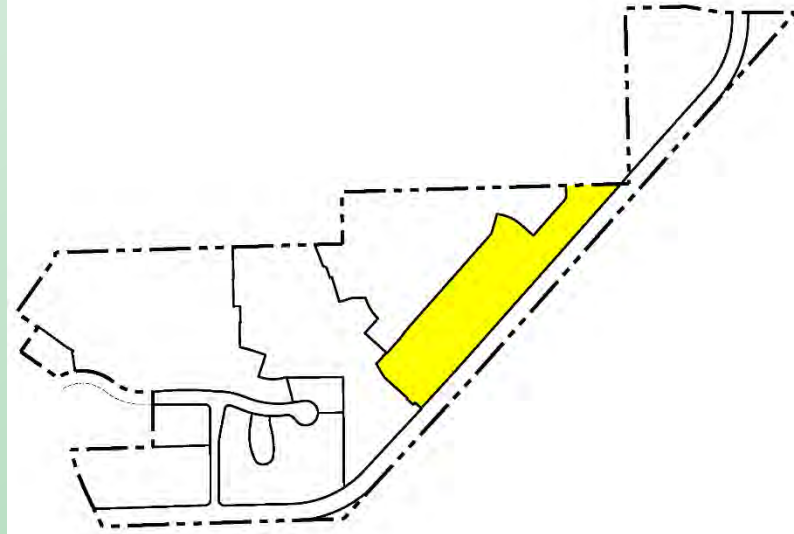
VILLAGE RESIDENTIAL



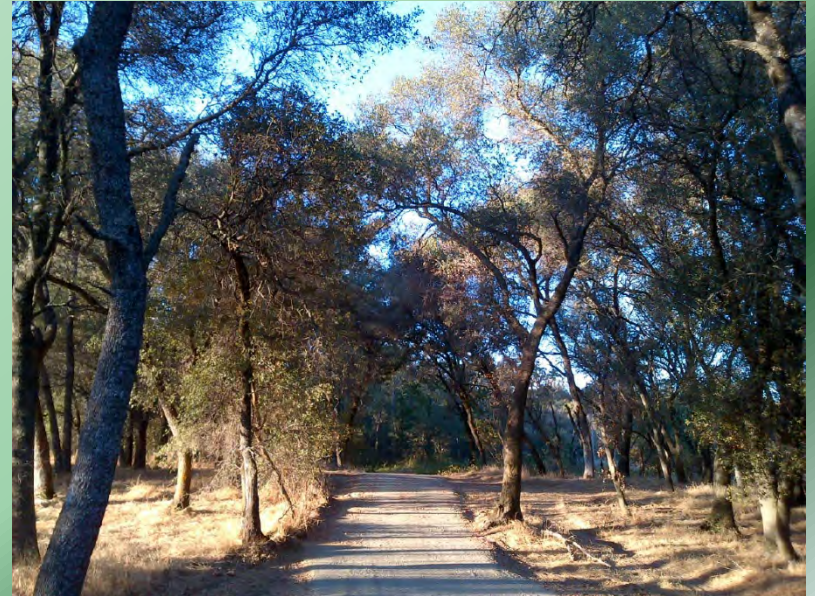
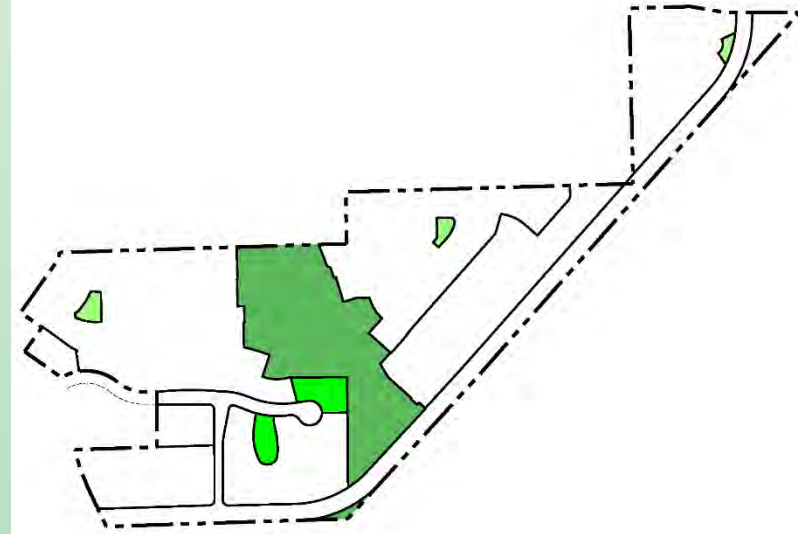
VILLAGE SINGLE FAMILY TRADITIONAL



VILLAGE SINGLE FAMILY GARDEN COURT

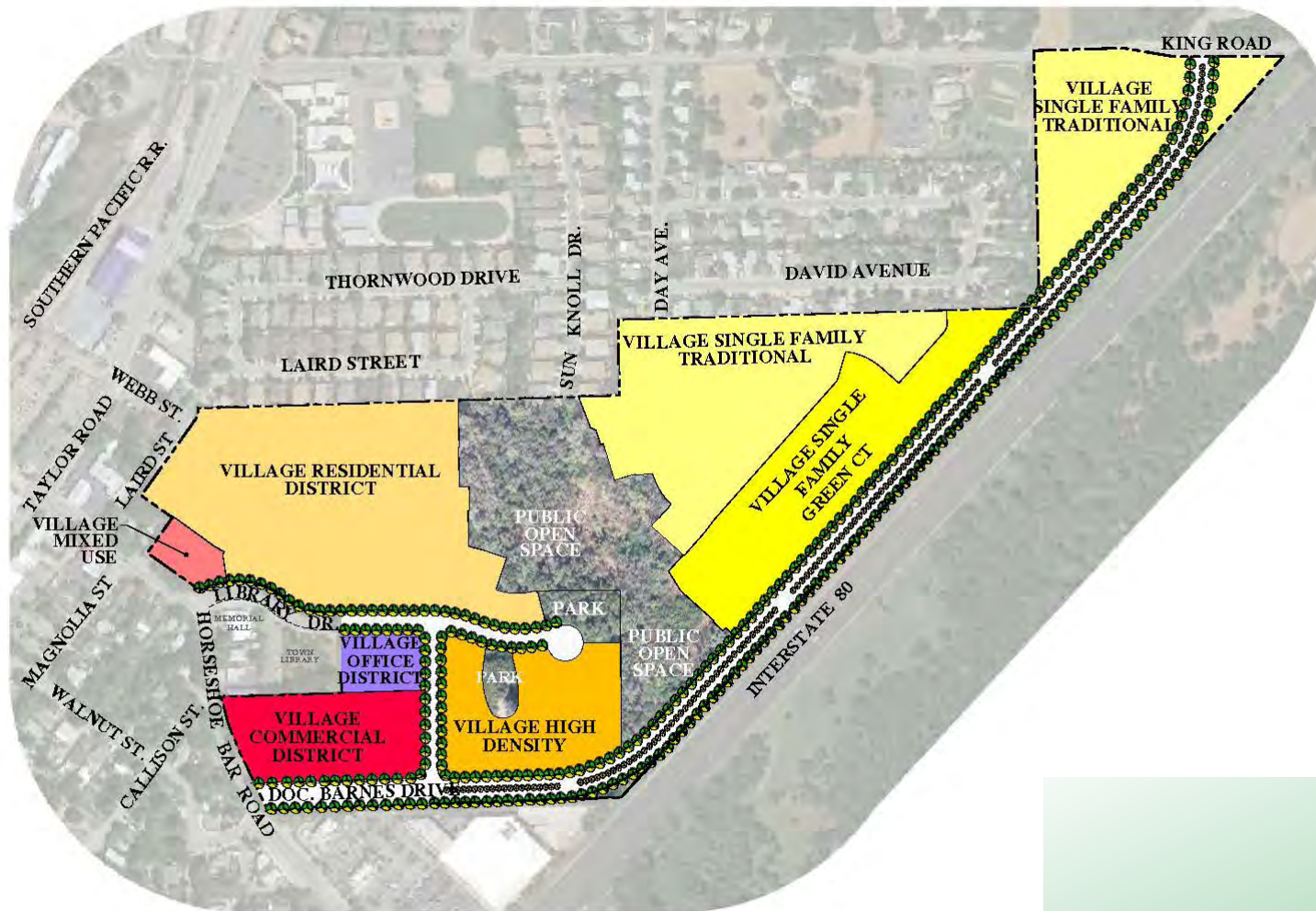


PARKS & OPEN SPACE



Key Points

1. Mixed Use/Income Focus
2. Open Space and Trails
3. Concentration of Commercial & Residential
(Mixed Use)
4. Connecting with Downtown
5. Pedestrian Orientation
6. Blend of Low/Med/High Densities
7. Vehicle Connectivity

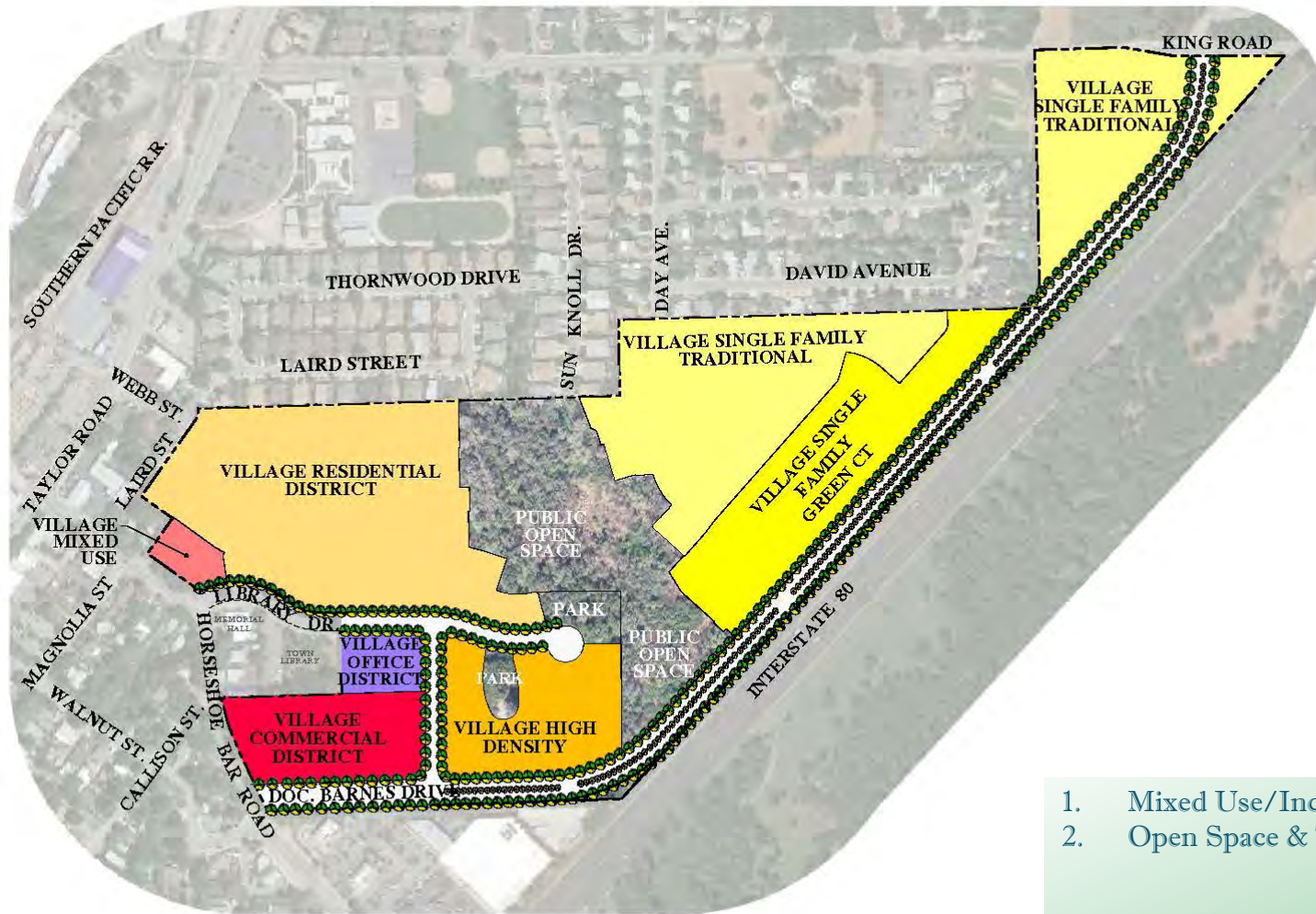


1. Mixed Use/Income Focus



1. Mixed Use/Income Focus

2. Open Space & Trails



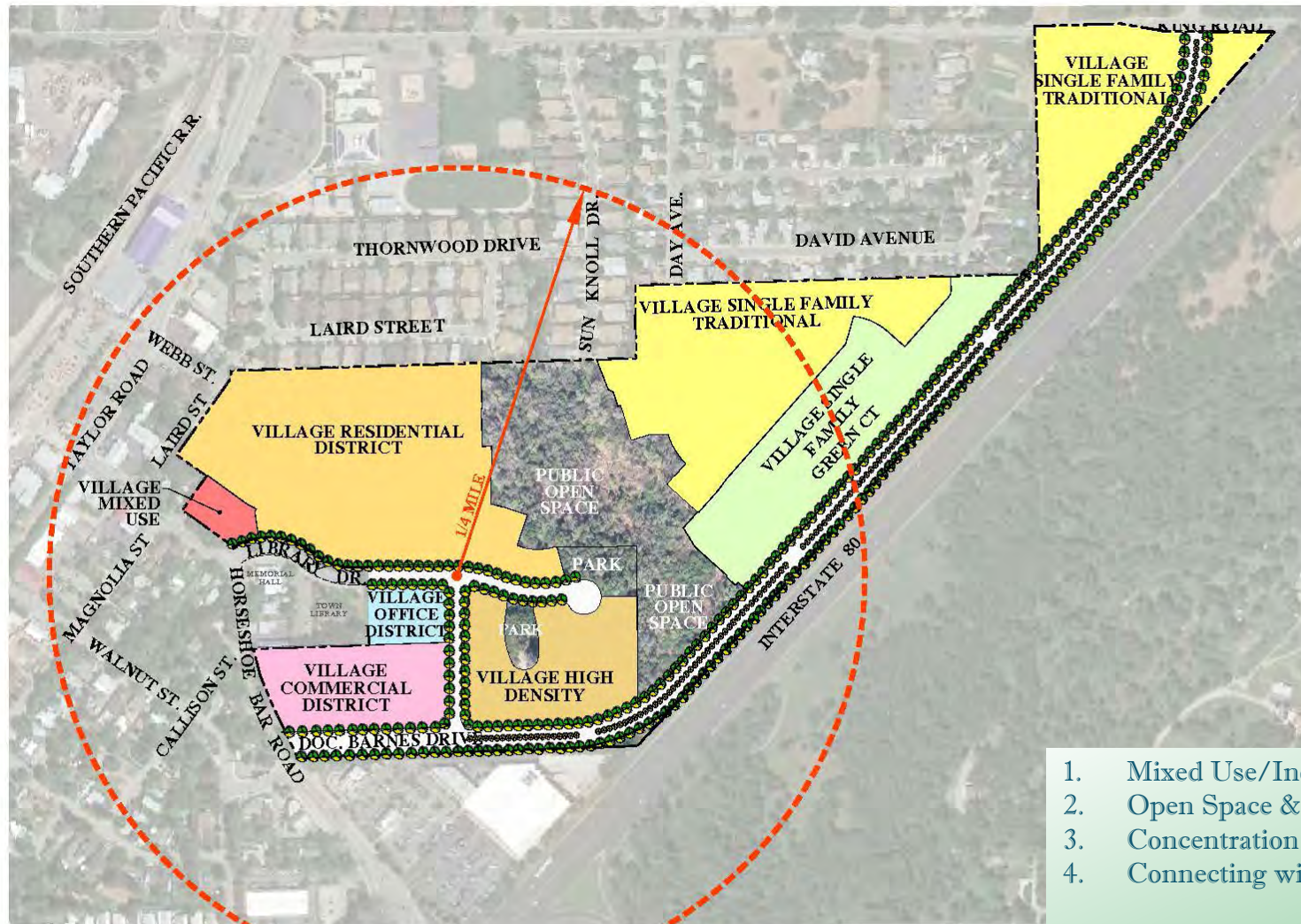
1. Mixed Use/Income Focus
2. Open Space & Trails

3. Concentration of Comm. & Res. (Mixed Use)



1. Mixed Use/Income Focus
2. Open Space & Trails
3. Concentration of Comm. & Res. (Mixed Use)

4. Connecting with Downtown



1. Mixed Use/Income Focus
2. Open Space & Trails
3. Concentration of Comm. & Res. (Mixed Use)
4. Connecting with Downtown

5. Pedestrian Orientation



1. Mixed Use/Income Focus
2. Open Space & Trails
3. Concentration of Comm. & Res. (Mixed Use)
4. Connecting Old Town with New
5. Pedestrian Orientation

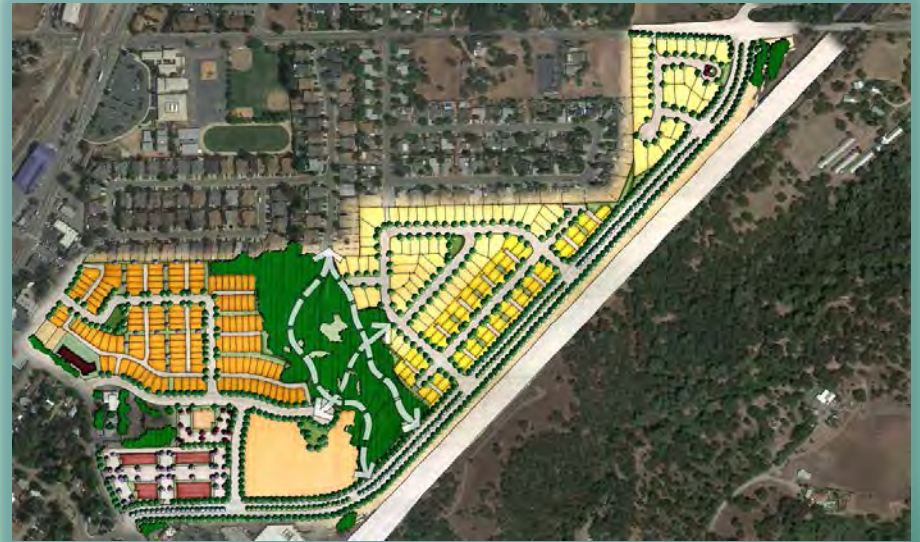
6. Blend of Low/Med/High Densities



1. Mixed Use/Income Focus
2. Open Space & Trails
3. Concentration of Comm. & Res. (Mixed Use)
4. Connecting Old Town with New
5. Pedestrian Orientation
6. Blend of Low/Med/High Densities

7. Vehicle Connectivity

Comparison



	2007	Current	Change
Acreage	54	66	12
Single-Family	352	303	-49
Multi-Family*	77	125	48
Total	429	428	-1
Mixed Use	0.5	0.8	0.3
Retail	4.1	4	-0.1
Office	2.8	1.1	-1.7
Parks	1.3	1.7	0.4
Open Space	9	10	1
Wetland impacts	1.95	1.24	-0.71
* Housing Element Requirement, 2014			

TOWN IMAGES



Design Standards



CHAPTER TWO | Landscape + Circulation Design

2.1 INTRODUCTION

Landscaping reinforces the site plan and promotes pedestrian access and involvement, enhances building frontages, softens parking lots, and establishes streetscape continuity. The landscape components of these Standards are broken into three categories or “points of view.”

- Design Principles – The 5,000 foot view, things we must consider no matter what type of project.
- Landscape Elements – The 1,000 foot view, types of projects found within The Village at Loomis.
- Planting and Irrigation Design – The 100-foot view, plant material choices, and irrigation equipment considerations.

2.2 LANDSCAPE DESIGN PRINCIPLES

Throughout The Village at Loomis, there are three guiding principles that must be considered when contemplating landscape design: water conservation and low water use plant material, low impact development (LID), and open space and Oak tree preservation (Landscape Design Principles).

- Water Conservation and Low Water Use Plant Material – Water has become one of California’s most precious resources. Every effort must be made to utilize water in the landscape wisely. Irrigation principals found in California’s Model Water Efficient Landscape Ordinance (MWELO) will be required in all park and open space, commercial and street frontage landscape projects along with multi-family and single-family residential projects.



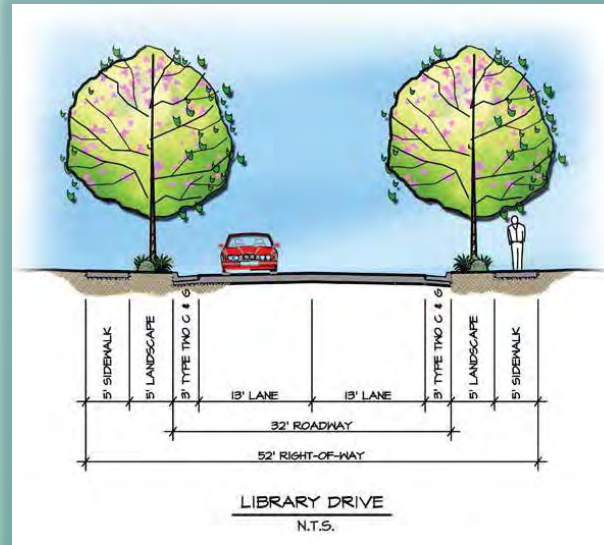
Figure 2.1 – Low Water Use Plant

Choosing proper plant material for a project is as important to water conservation as choosing the proper irrigation equipment. By utilizing regionally appropriate low water use or drought tolerant material to the greatest extent possible, the community will do its part to prevent water waste.

- Utilize “smart” irrigation controllers with weather or soil moisture sensors that automatically adjust irrigation run time frequency and duration to accommodate the plant’s needs based on changes in weather conditions.
- Utilize high efficiency spray heads and limit spray irrigation to lawn areas only. Use drip irrigation or bubblers in all shrub and ground cover beds.
- Avoid irrigation overspray onto streets and sidewalks and limit run times to avoid water runoff from saturated landscapes.
- Turf should be limited to high visibility areas and preferably planted only in locations where it can be used for recreation and play.
- Shrubs should be grouped together as a “hydrozone” based on plant water requirements and must also take into consideration planting locations around structures (north and east sides receive more shade than south

CHAPTER TWO

Landscape + Circulation Design



SCIENTIFIC NAME	COMMON NAME	WATER USE
<i>Acer rubrum</i>	'October Glory' Red Maple	Medium
<i>Cedrus deodara</i>	Deodar Cedar	Low
<i>Chionanthus retusus</i>	Chinese Fringe Tree	Low
<i>Cornus florida</i>	Flowering Dogwood	Medium
<i>Lagerstroemia indica</i>	Crape Myrtle	Low
<i>Magnolia grandiflora</i>	Magnolia	Medium
<i>Olea europaea</i>	'Majestic Beauty' Fruitless Olive	Low
<i>Pinus halepensis</i>	Aleppo Pine	Low
<i>Pistia chinensis</i>	Chinese Pistache	Low
<i>Platanus x. acerifolia</i>	'Columbia' London Plane Tree	Medium
<i>Prunus cerasifera</i>	'Krauter Vesuvius' Purple Leaf Plum	Medium
<i>Prunus serrulata</i>	'Kwanzan' Flowering Cherry	Medium
<i>Pyrus kawakamii</i>	Evergreen Pear	Medium
<i>Quercus coarctata</i>	Savlet Oak	Low
<i>Quercus douglasii</i>	Blue Oak	Low
<i>Quercus lobata</i>	Valley Oak	Low
<i>Quercus wislizenii</i>	Interior Live Oak	Low
<i>Rhus lancea</i>	African Sissoo	Low
<i>Ulmus parvifolia</i>	Evergreen Elm	Medium
<i>Zelkova serrata</i>	Sawleaf Zelocora	Medium

CHAPTER THREE | Residential Design

3.1 INTRODUCTION

By employing authentic architectural palettes and creative site planning techniques, The Village at Loomis will be a community with a strong, historically based architecture identity and distinctive character within the Town of Loomis.

Chapter 3 defines the design principles and development standards that apply to all residential development within The Village at Loomis. These guidelines and standards articulate the lot characteristics, setbacks, garage type and orientation, and building massing.

Further, this chapter includes a detailed architectural design guidelines section, which identifies, defines, and articulates the architectural styles appropriate for The Village at Loomis.



Figure 3.1 - Residences

3.2 DESIGN PRINCIPLES

3.2.1 DIVERSITY OF STREETScape

An elegant and diverse streetscape is a defining characteristic of enduring neighborhoods. The intent of this section is to articulate the standards and unique defining elements by which The Village at Loomis shall be built in order to create a cohesive streetscape with a comfortable character.

A. MASTER HOME PLAN REQUIREMENTS

To achieve streetscape variation, a master home plan series should comprise multiple different master home plans with varying elevations (each elevation must be a different architectural style), based upon the number of lots to be built upon by one builder as an individual project within the neighborhood. This selective architectural style application will enhance the historical nature and variety of the streetscape. Master home plans are defined as unique floor plans with a distinct footprint with regard to placement and relationship of garage, front door, and building massing.

NUMBER OF LOTS	MINIMUM FLOOR PLANS	MINIMUM ELEVATIONS
40 or less	3	2
41-75	3	3
76+	4	3

CHAPTER THREE | Residential Design



Inspiration



CHAPTER THREE | Residential Design



Inspiration



CHAPTER THREE | Residential Design



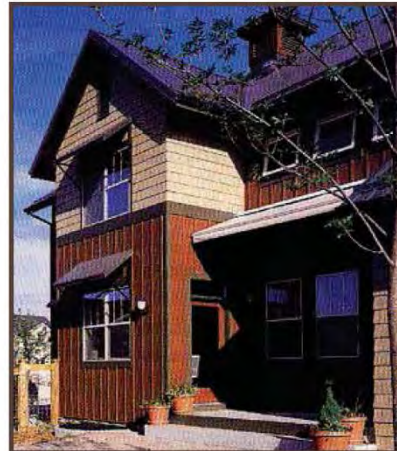
Inspiration



CHAPTER THREE | Residential Design



Inspiration



CHAPTER THREE | *Residential Design*



Inspiration



CHAPTER THREE | Residential Design



Inspiration



CHAPTER FOUR

Commercial Design

4.1 INTRODUCTION

In The Village at Loomis, commercial uses include traditional commercial and office as well as a mixed-use site. Commercial projects shall be compatible with The Village at Loomis community's design and reflect the character and richness of the project's homes, parks, landscape, and monumentation. Although there are certain elements of signage and corporate identity inherent to most anchor tenants, building design shall incorporate a variety of scale, massing, materials, and colors to minimize the undesirable effects of the typical "big box" commercial architecture. It is important to divide large retail buildings into separate and distinct elements to create a pedestrian scale. Areas of large buildings may be divided into forms using basic architectural techniques: varying color, scale, and material.



Figure 4.1 - Commercial Architecture.

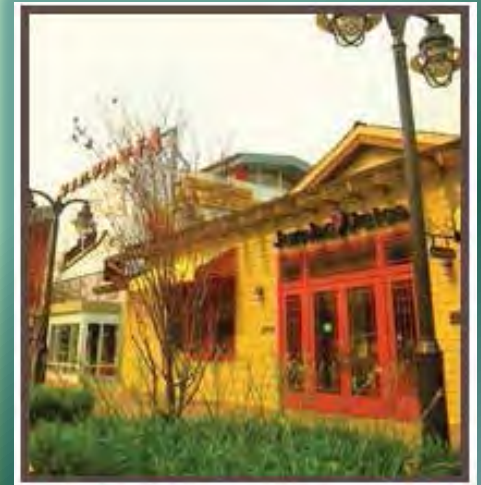
Individual tenant spaces should vary in scale and height as well as style and color. Intermediate open spaces should be included and relate to pedestrian walkways and open space view corridors each site may afford. Building massing shall relate to the street and pedestrian walkways and be inviting to pedestrians.

Commercial areas of The Village at Loomis will become primary, people-active places and building design should support a "Main Street" feel in all its diversity, contradiction, and charm. Interest and complexity in building design is encouraged. Contemporary and more traditional approaches to building form and articulation will provide variety, interest, and vitality appropriate for these commercial activity areas.



Figure 4.2 - Commercial Architecture.

CHAPTER FOUR | *Commercial Design*



Upcoming Neighbor and Community Outreach

- Loomis News
- Personal letters sent to all within radius mailing list
- Open House to be held at Memorial Hall in the spring
- Neighbor meetings